

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/18 Widdop Crescent, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,086,000

Property Type Unit

Suburb Hampton East

Period - From 28/07/2025

to 27/07/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/2-4 Faulkner St BENTLEIGH 3204	\$820,000	28/05/2026
2	6/17 View St HIGHETT 3190	\$815,000	29/04/2026
3	6/194 Highett Rd HIGHETT 3190	\$830,000	21/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/07/2026 10:16



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

28/07/2025 - 27/07/2026: \$1,086,000

Comparable Properties



7/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$820,000

Method: Sold Before Auction

Date: 28/05/2026

Property Type: Apartment



6/17 View St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$815,000

Method: Private Sale

Date: 29/04/2026

Property Type: Unit



6/194 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$830,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: Villa

Land Size: 260 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372